

SNAPSHOT of HOME Program Performance--As of 09/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **St. Louis County Consortium**

State: **MN**

PJ's Total HOME Allocation Received: **\$13,702,478**

PJ's Size Grouping*: **C**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State:	6			
% of Funds Committed	99.85 %	95.20 %	1	95.51 %	87	89	
% of Funds Disbursed	98.42 %	89.33 %	1	87.58 %	96	98	
Leveraging Ratio for Rental Activities	5.16	10.96	0	4.86	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	97.60 %	1	82.17 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	76.23 %	75.30 %	3	71.17 %	50	53	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	86.09 %	88.27 %	5	81.54 %	53	58	
% of 0-30% AMI Renters to All Renters***	64.35 %	56.45 %	3	45.68 %	0	82	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	99.81 %	1	96.19 %	100	100	
Overall Ranking:			In State:	2 / 6	Nationally:	90 92	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$16,003	\$30,249		\$27,510	115 Units	7.60 %	
Homebuyer Unit	\$6,673	\$12,800		\$15,239	1,157 Units	76.80 %	
Homeowner-Rehab Unit	\$11,583	\$13,162		\$20,932	235 Units	15.60 %	
TBRA Unit	\$0	\$2,207		\$3,121	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): St. Louis County Consortium MN

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$65,885	\$68,581	\$16,165
State:*	\$79,236	\$116,469	\$6,322
National:**	\$98,643	\$77,150	\$23,791

CHDO Operating Expenses:
(% of allocation)

PJ:	4.3 %
National Avg:	1.2 %

R.S. Means Cost Index: 1.09

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	93.9	97.7	94.9	0.0
Black/African American:	0.0	0.3	1.3	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	6.1	1.2	3.4	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.1	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.1	0.0	0.0
Asian/Pacific Islander:	0.0	0.2	0.0	0.0

ETHNICITY:

Hispanic	0.0	0.5	0.4	0.0
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HOUSEHOLD SIZE:

1 Person:	59.1	24.5	37.4	0.0
2 Persons:	21.7	25.8	24.3	0.0
3 Persons:	11.3	24.4	15.7	0.0
4 Persons:	5.2	18.6	12.3	0.0
5 Persons:	1.7	5.2	4.7	0.0
6 Persons:	0.9	1.2	3.0	0.0
7 Persons:	0.0	0.3	0.4	0.0
8 or more Persons:	0.0	0.2	2.1	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	47.8	26.5	23.0	0.0
Elderly:	15.7	1.6	26.8	0.0
Related/Single Parent:	22.6	33.4	20.0	0.0
Related/Two Parent:	5.2	27.6	26.8	0.0
Other:	0.0	11.0	1.7	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	23.5	0.2 #
HOME TBRA:	0.0	
Other:	60.0	
No Assistance:	16.5	

of Section 504 Compliant Units / Completed Units Since 2001 2

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): St. Louis County Consortium

State: MN

Group Rank: 90
 (Percentile)

State Rank: 0 / 0 PJs

Overall Rank: 92
 (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.95%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 54.12%	76.23	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	86.09	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.11%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.750	0.31	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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